

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, September 8, 2009 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business

8. Case: P03-145.2 Site Plan Amendment
Applicant: 159 Second Street Urban renewal, LLC
Attorney: James C. Mc Cann
Review Planner: Robert Cotter
Address: 159 Second Street
Block: 173 Lot: K
Zone: Powerhouse Arts District Redevelopment Plan
Description: to utilize condo unit 102 as a ground floor professional engineering office and Condo Unit 101 as a non-arts related space

9. Case: P09-039 Interim Use
Applicant: Elaine Hansen
Attorney: Pro Se
Review Planner: Maryann Bucci-Carter, Sandra Sung
Address: 378 Johnston Avenue
Block: 2090 Lot: 30
Zone: Lafayette Park Redevelopment Plan
Description: Interim Use of Phase II floor area of a former industrial building adaptive re-use for Commercial space lease.

10. Case: P04-195.1 Amended Preliminary Major Site Plan
Applicant: Jersey City Medical Complex, LLC
Attorney: George Garcia, Esq.
Review Planner: Kristin Russell
Address: 355 Grand St., aka 325, 347, 377 Skinner Memorial Dr.
Block: 60.12 Lot: 6
Zone: Grand Jersey Redevelopment Plan
Description: Medical Office Building parking lot, originally approved 2/8/05. Original approval was for 264 parking spaces, amendment has minor site reconfiguration and in increase to 337 spaces.

11. Review and discussion of Newport Signage Package #2, outlining permitted building signage types.

12. Case: P09-034 Preliminary & Final Major Site Plan
Applicant: Newport Assoc. Development Co.
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 30 Newport Parkway
Block: 20 Lot: 3.01
Zone: Newport Redevelopment Plan
Description: Elimination of 4 residential units to accommodate expansion of existing preschool facility, as well as related façade signage.

13. Case: P09-021 Preliminary & Final Major Site Plan
Applicant: Anwar and Sameh Ghali
Attorney: Jon Campbell, Esq.
Review Planner: Kristin Russell
Address: 147 Monticello Ave.
Block: 1921 Lot: 66
Zone: Monticello Avenue Redevelopment Plan
Description: New 3-story building with ground floor commercial and two residential units above

14. Case: P09-022 Minor Site Plan with "c" variances
Applicant: Omnipoint Communications, Inc.
Review Planner: Jeffrey Wenger
Attorney: James Pryor
Address: 120 Theodore Conrad Drive
Block: 2154 Lot: 69
Zone: Liberty Harbor Redevelopment Plan
Description: Installation of cellular telephone antennas and associated equipment.
Variances: Distance to scenic corridor.

15.

Case:

Applicant:

Review Planner:

Attorney:

Address:

Block:

Zone:

Description:

Variances:

P09-027Preliminary & Final Major Site Plan with "c" variances

Al-Tawheed Center, Inc.

Jeffrey Wenger

Ronald Shaljian

999 West Side Avenue and 10 Logan Avenue

1612 Lot: A4, A6

R-1, One and Two Family Housing

Renovation of existing building into a community center with associated educational facilities and parking.

Maximum building height, front, side, and rear yard setbacks, and lot coverage
16.

P09-023

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

Variances:

Preliminary and Final Major Site Plan with variances

Chosen Estates, LLC

Charles Harrington, III Esq.

Maryann Bucci-Carter, Sandra Sung

298-300 Magnolia Avenue

1862 Lot: 32 & 33

Office/Residential

Construction of a four story building containing 12 residential dwelling units and 4 on-site parking spaces

Minimum Lot size, Minimum Lot Width, Minimum Side Yard, Minimum Rear Yard and Minimum Number of Parking spaces.
- Carried from August 11, 2009 meeting.

17.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

P09-033 Interim Use

Liberty Harbor North II, Urban Renewal Co., LLC

Jon P. Campbell, Esq.

Maryann Bucci-Carter, PP, AICP

333 Grand Street (LHN Block 1 @ Grand Street & Jersey Avenue)

60.01 Lot: 1

Liberty Harbor North Redevelopment Plan

Continued Interim use of sales office lot for teacher and hospital employee parking & project sales banner.

18.

Certification of Artists as recommended by the Jersey City Artist Certification Board
19.

Memorialization of Resolutions
20.

Executive Session, as needed, to discuss litigation, personnel or other matters
21.

Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD